

166.0

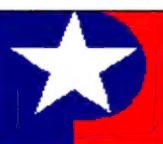
0002

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
777,800 / 777,800  
777,800 / 777,800  
777,800 / 777,800
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FAUST ROBERT R/ALEJANDRA H	
Owner 2:	
Owner 3:	

Street 1: 31 OAKLAND AVENUE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: CHANLIAU KATHLEEN M -
Owner 2: -

Street 1: 31 OAKLAND AVENUE
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02476	Type:

NARRATIVE DESCRIPTION
This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1792 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101 One Family	4841	Sq. Ft.	Site	0	70.	1.17	8														
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4841.000	378,700	3,400	395,700	777,800	
Total Card	0.111	378,700	3,400	395,700	777,800	Entered Lot Size
Total Parcel	0.111	378,700	3,400	395,700	777,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	434.04	/Parcel: 434.04	Land Unit Type:

User Acct
109876
GIS Ref
GIS Ref
Insp Date
06/01/18

## USER DEFINED

Prior Id # 1: 109876
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 15:40:57
apro
12854
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,700	3400	4,841.	395,700	777,800		Year end	12/23/2021
2021	101	FV	368,000	3400	4,841.	395,700	767,100		Year End Roll	12/10/2020
2020	101	FV	368,000	3400	4,841.	395,700	767,100		Year End Roll	12/18/2019
2019	101	FV	295,000	3400	4,841.	395,700	694,100	694,100	Year End Roll	1/3/2019
2018	101	FV	295,000	3400	4,841.	350,400	648,800	648,800	Year End Roll	12/20/2017
2017	101	FV	295,000	3400	4,841.	293,900	592,300	592,300	Year End Roll	1/3/2017
2016	101	FV	295,000	3400	4,841.	293,900	592,300	592,300	Year End	1/4/2016
2015	101	FV	288,100	3400	4,841.	254,400	545,900	545,900	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHANLIAU KATHLE	53032-94		6/19/2009		516,000	No	No		
WASSON ANTOINET	31667-319		8/1/2000	Family	285,000	No	No		
	8471-375		1/1/1901			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2005	23	Manual	10,000			G6	GR FY06	install 2 partitio
4/14/2003	270	Manual	500					STORAGE AREA IN BM
4/18/2002	264	New Wind	2,000	C				5 PORCH REPLACEMEN

## ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	336	PATRIOT
9/8/2005	Permit Visit	BR	B Rossignol
12/4/2000	MLS	MM	Mary M
10/24/2000	Hearing N/C	163	PATRIOT
12/17/1999	Mailer Sent		
12/6/1999	Measured	243	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA

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